



FM-78/SEGUIN ROAD PAD SITE

San Antonio, Texas, 78244



Rick Carduner
 O: 210.402.3500
 C: 210.488.1201
rick@cardunercommercial.com

Carduner Commercial Inc
 2161 NW Military Hwy., Ste. 402
 San Antonio, Texas 78213
www.cardunercommercial.com



The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

LOCATION

NWQ & SWQ of FM-78/Seguin Rd and Walzem Rd in San Antonio, Texas 78244

SIZE

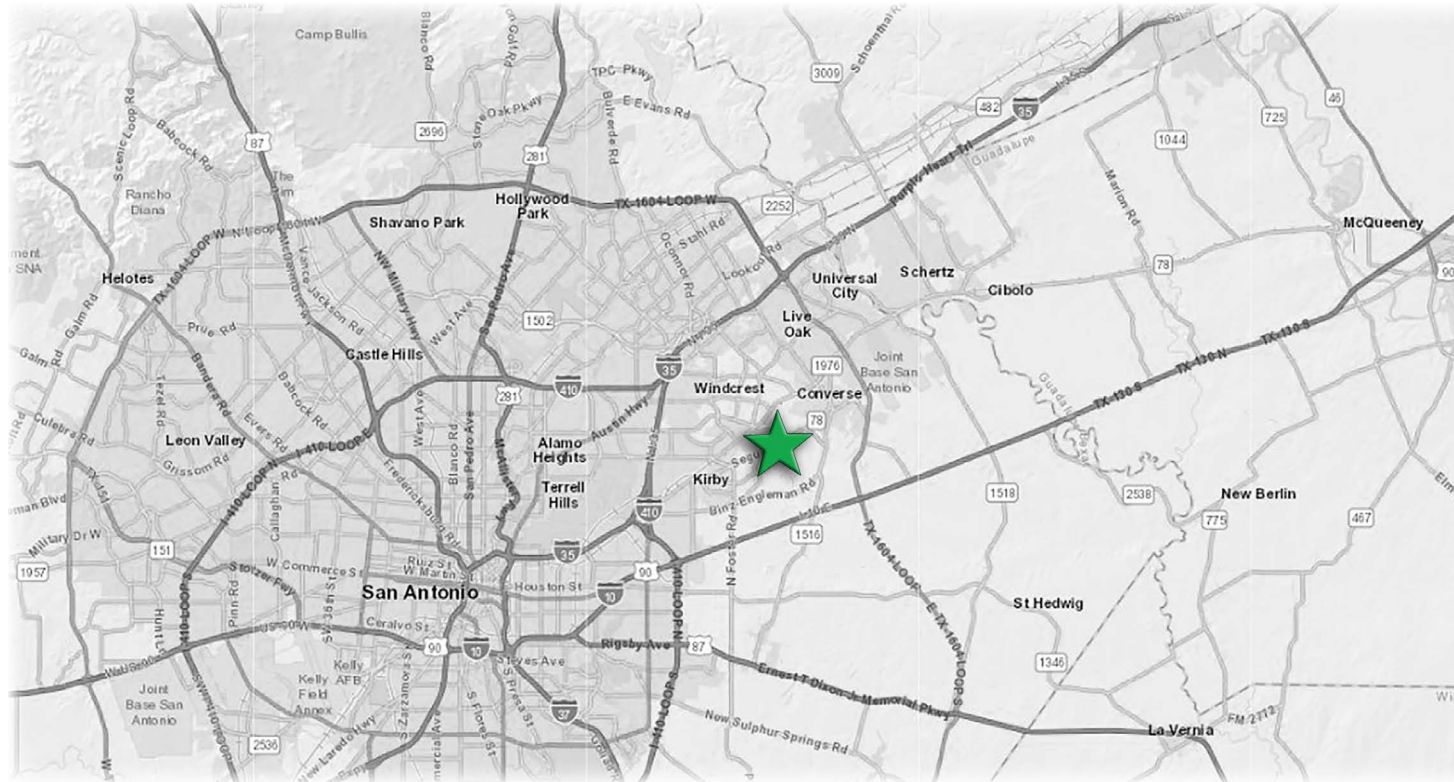
2.1 Acres


PRICE


Contact Broker


HIGHLIGHTS

- 📍 Pad site available for sale or ground lease
- 📍 Excellent visibility from FM-78/Seguin Rd
- 📍 Adjacent to two new multi-family developments with a total of ±500 units
- 📍 Walzem Rd extension is complete
- 📍 National retailers at this intersection include Gold's Gym, Caliber Collision, Discount Tire, Take 5, Randolph Brooks Federal Credit Union, Whataburger, Jack in the Box and more


2023 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	11,797
	3 mile	123,796
	5 mile	216,312

Daytime Population	1 mile	8,414
	3 mile	85,875
	5 mile	200,253

Avg. HH Income	1 mile	\$89,926
	3 mile	\$85,181
	5 mile	\$83,816

TRAFFIC COUNTS

 FM-78 / Seguin Rd
29,556 VPD (~20)

 Walzem Rd
13,490 VPD (~20)

FOR MORE INFORMATION:
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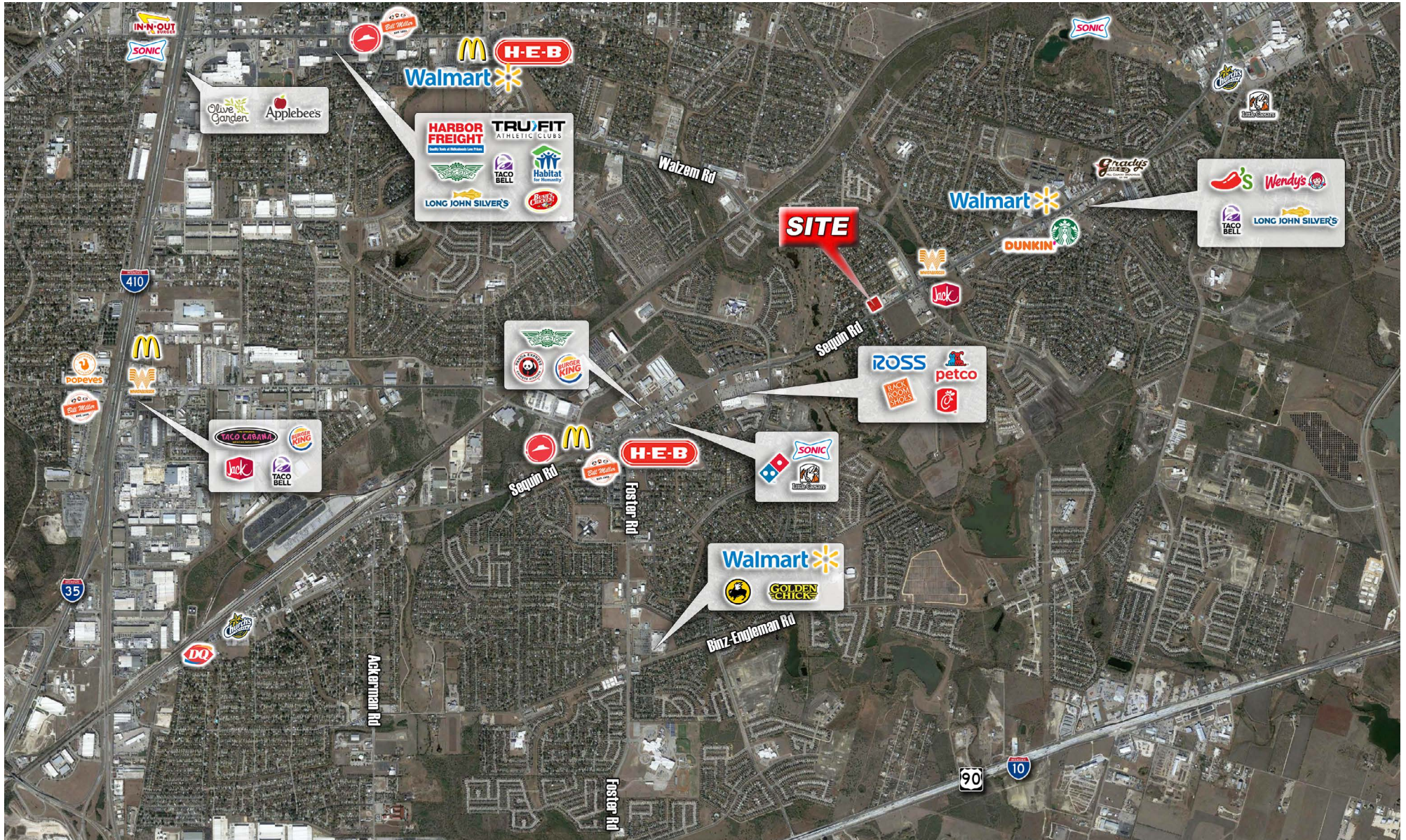
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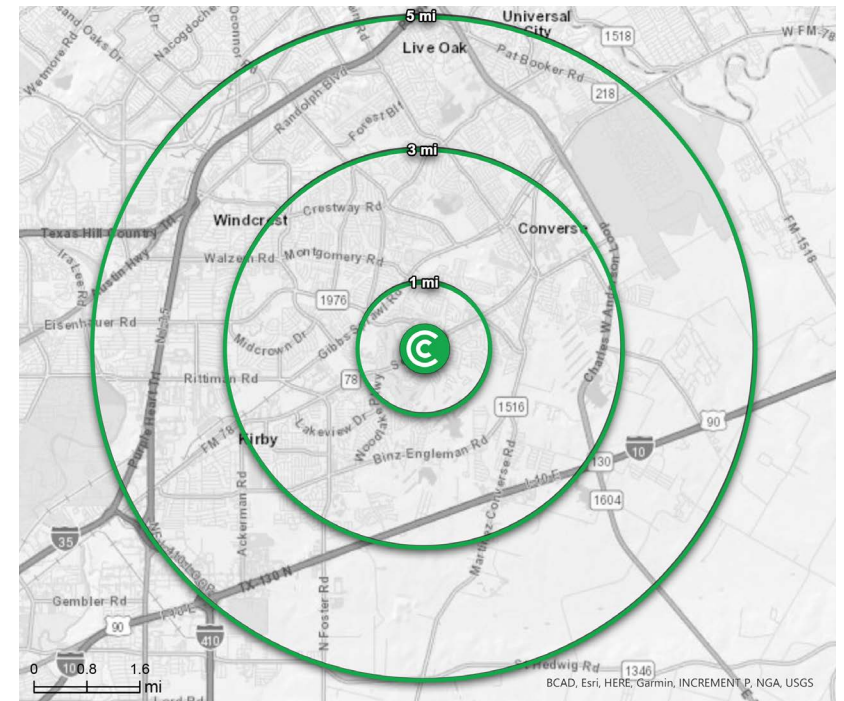
**Total
Population
(5 mi Radius)
216,232**

**Total
Households
(5 mi Radius)
76,715**

**Daytime
Population
(5 mi Radius)
200,253**

**Average
HH Income
(5 mi Radius)
\$83,816**

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,443	91,015	164,361
2020 Total Population	10,762	113,966	199,724
2020 Group Quarters	14	582	1,095
2023 Total Population	11,797	123,796	216,312
2023 Group Quarters	14	582	1,092
2028 Total Population	11,880	126,893	224,669
2023-2028 Annual Rate	0.14%	0.50%	0.76%
2023 Total Daytime Population	8,414	85,875	200,253
Workers	2,266	19,839	86,855
Residents	6,148	66,036	113,398
Household Summary			
2010 Households	3,130	29,675	57,674
2010 Average Household Size	3.01	3.03	2.82
2020 Total Households	3,627	37,827	70,399
2020 Average Household Size	2.96	3.00	2.82
2023 Households	4,021	41,274	76,715
2023 Average Household Size	2.93	2.99	2.81
2028 Households	4,109	42,889	80,826
2028 Average Household Size	2.89	2.95	2.77
2023-2028 Annual Rate	0.43%	0.77%	1.05%
2010 Families	2,439	22,820	41,566
2010 Average Family Size	3.39	3.43	3.32
2023 Families	2,969	30,767	53,772
2023 Average Family Size	3.41	3.46	3.37
2028 Families	3,012	31,877	56,451
2028 Average Family Size	3.37	3.41	3.33
2023-2028 Annual Rate	0.29%	0.71%	0.98%
Housing Unit Summary			
2000 Housing Units	2,402	22,066	48,482
Owner Occupied Housing Units	75.8%	67.8%	62.4%
Renter Occupied Housing Units	19.8%	28.0%	32.6%
Vacant Housing Units	4.4%	4.3%	5.0%
2010 Housing Units	3,369	32,168	62,667
Owner Occupied Housing Units	67.3%	63.2%	59.4%
Renter Occupied Housing Units	25.6%	29.0%	32.6%
Vacant Housing Units	7.1%	7.7%	8.0%
2020 Housing Units	3,900	40,364	75,310
Vacant Housing Units	7.0%	6.3%	6.5%
2023 Housing Units	4,324	44,138	82,243
Owner Occupied Housing Units	70.2%	67.4%	62.4%
Renter Occupied Housing Units	22.8%	26.1%	30.9%
Vacant Housing Units	7.0%	6.5%	6.7%
2028 Housing Units	4,384	45,634	86,467
Owner Occupied Housing Units	71.6%	68.5%	63.7%
Renter Occupied Housing Units	22.2%	25.5%	29.8%
Vacant Housing Units	6.3%	6.0%	6.5%
Median Household Income			
2023	\$69,290	\$66,659	\$62,899
2028	\$77,407	\$76,065	\$71,665
Median Home Value			
2023	\$209,257	\$195,171	\$197,693
2028	\$247,607	\$242,919	\$248,658
Per Capita Income			
2023	\$30,887	\$28,330	\$29,660
2028	\$35,634	\$32,485	\$34,212
Median Age			
2010	32.8	31.5	33.0
2023	36.2	33.7	34.8
2028	36.8	33.7	35.0



	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	4,021	41,274	76,715
<\$15,000	3.7%	5.7%	6.7%
\$15,000 - \$24,999	4.1%	7.1%	7.9%
\$25,000 - \$34,999	6.6%	7.8%	8.5%
\$35,000 - \$49,999	13.1%	13.7%	13.8%
\$50,000 - \$74,999	26.8%	21.0%	21.2%
\$75,000 - \$99,999	16.0%	15.8%	14.2%
\$100,000 - \$149,999	18.2%	19.2%	18.0%
\$150,000 - \$199,999	7.8%	6.2%	5.6%
\$200,000+	3.7%	3.5%	4.0%
Average Household Income	\$89,926	\$85,181	\$83,816
2023 Population 25+ by Educational Attainment			
Total	8,051	79,255	141,202
Less than 9th Grade	3.5%	5.0%	4.9%
9th - 12th Grade, No Diploma	6.8%	6.7%	6.4%
High School Graduate	19.8%	22.4%	23.6%
GED/Alternative Credential	5.0%	5.8%	5.3%
Some College, No Degree	22.3%	22.9%	22.6%
Associate Degree	13.4%	10.9%	10.6%
Bachelor's Degree	20.9%	17.9%	17.8%
Graduate/Professional Degree	8.1%	8.4%	8.7%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Richard Carduner

Designated Broker of Firm

Richard Carduner

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9008529

License No.

349911

License No.

349911

License No.

License No.

rick@cardunercommercial.com

Email

rick@cardunercommercial.com

Email

rick@cardunercommercial.com

Email

Email

210-402-3500

Phone

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210-402-3500

Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

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